

SINGLE TENANT CORPORATE HEADQUARTERS

Flex Office Building | ±175,900 SF

1000 Gutenberg Drive • Kennesaw, GA 30144

PROPERTY OVERVIEW

- Single tenant corporate headquarters of Heidelberg North America AG with lease supported by its parent company Heidelberger Druckmaschinen AG (publicly traded HDD, Frankfurt Stock Exchange), a leading solutions provider in the print media industry
- ±175,900 SF flex headquarters building consisting of office, warehouse, and showroom space situated on ±16.29 acres (with additional 10-acre tract potentially available for a total of ±26.8 acres)
- 100% leased through March 2026 with in-place NOI of \$1,821,606
- NNN lease with tenant paying for 100% of all operating expenses including capital costs such as roof, structural, and parking lot repairs
- LI (light industrial) zoned site with very easy access to I-75 is the largest contiguous tract to Kennesaw State University, the second largest university in the state with more than 41,000 students, and within the heart of the affluent and award-winning community of Kennesaw, a premier suburb of Atlanta
- Multiple potential investment strategies: because tenant is not renewing and could be open to early termination, purchaser could reposition in either short or long term (while collecting the asset's current cash flow) and improve on the relatively low rate of \$10.36/SF NNN or fully redevelop the 16 (or up to 27) acre site



The Home Depot
Kroger
Mazzy's
First Watch
Walgreens
Publix
Amazon Warehouse

Publix
Goodwill
Jumping World
Dollar Tree
McDonalds
Arby's

Marlow's Tavern
Cook Out
Chipotle
Dunkin'
Zaxby's
Taco Mac
Chipotle

Chick-fil-A
Tin Lizzy's
Marlow's Tavern
Panera Bread
Cracker Barrel
Zaxbys
Panda Express



Kennesaw State University

Kennesaw

Town Center at Cobb

Macy's
JCPenney
Belk
J. Christopher's
Hudson Grille
Ted's Montrana Grill
T.J. Maxx
Marshalls
Provino's Italian

Kirkland's
HomeGoods
The Varsity
Publix
Texas Roadhouse
Old Navy
Target
Barnes & Noble
The Melting Pot

Cobb County International Airport



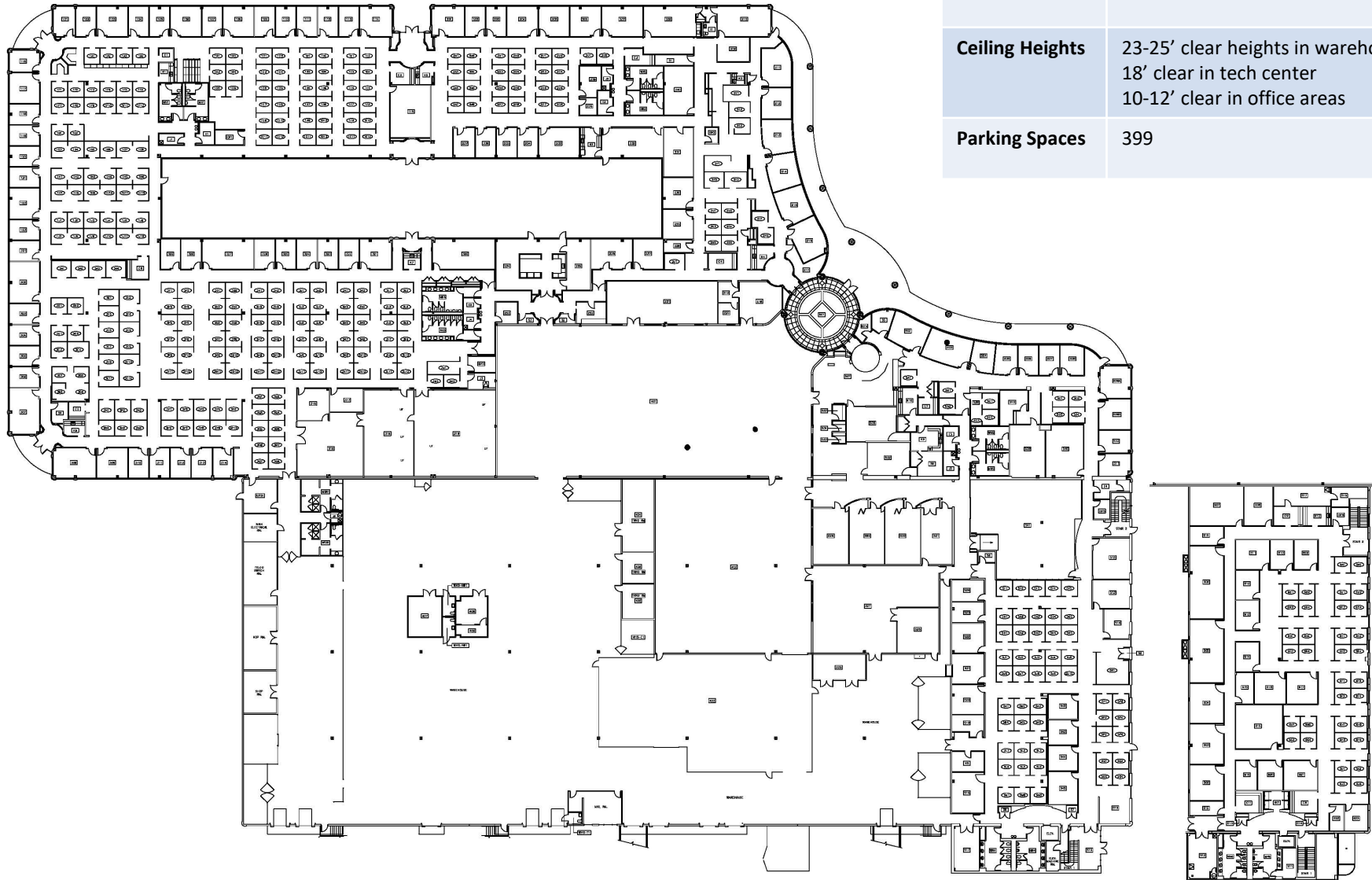
Kennesaw Mountain

Flying Biscuit
Academy Sports
Whole Foods
CarMax
Uptown Cheapskate
Floor & Decor
Panda Express
QuikTrip

Michaels
buybuyBABY
Aldi
Target
Old Navy
Total Wine & More
Chilli's Grill
Ashley HomeStore
World Market

CostCo
Chick-fil-A
Dicks
Rooms to Go
AMC
Office Max
Ulta Beauty
Bahama Breeze
Wells Fargo

FLOOR PLAN



Loading Docks	9
Roll-Up Doors	2
Ceiling Heights	23-25' clear heights in warehouse 18' clear in tech center 10-12' clear in office areas
Parking Spaces	399

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.